U. S. Storage Company
418 10th Street, NW
Washington
District of Columbia

HABS No. DC-311

PHOTOGRAPH

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

HABS
DC
WASH,
258-

Form 10-920
(June 1983)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

ARCHITECTURAL DATA FORM

STATE	COUNTY	TOWN OR VICINITY
District of Columbia		Washington

HISTORIC NAME OF STRUCTURE *(INCLUDE SDURCE FDR NAME)*: U. S. Storage Company

HABS NO.: DC-311

SECONDARY OR COMMON NAMES OF STRUCTURE:

COMPLETE ADDRESS *(DESCRIBE LOCATION FOR RURAL SITES)*: 418 10th Street, NW

DATE OF CONSTRUCTION *(INCLUDE SOURCE)*: 1909

ARCHITECT(S) *(INCLUDE SDURCE)*: not known

SIGNIFICANCE *(ARCHITECTURAL AND HISTDRICAL, INCLUDE ORIGINAL USE OF STRUCTURE)*:
Interesting example of early 20th century commercial building.

STYLE *(IF APPROPRIATE)*:
Romanesque motifs

MATERIAL OF CONSTRUCTION *(INCLUDE STRUCTURAL SYSTEMS)*:
Brick

HAPE AND DIMENSIONS OF STRUCTURE *(SKETCHED FLDDR PLANS ON SEPARATE PAGES ARE ACCEPTABLE)*:
2-bay front; 8-story; flat roof

EXTERIOR FEATURES OF NOTE:
Parapet pierced by arches, quadruple windows on 2nd through 6th floors; pilaster strips join to form large arches at 7th floor; 2 double doors on first floor with canopy above.

INTERIOR FEATURES OF NOTE *(DESCRIBE FLDOR PLANS, IF NOT SKETCHED)*:

MAJOR ALTERATIONS AND ADDITIONS WITH DATES:

PRESENT CONDITION AND USE:
Condition in 1967 appeared good.

OTHER INFORMATION AS APPROPRIATE:

ADDITIONAL PHOTOGRAPHS...

SOURCES OF INFORMATION *(INCLUDING LISTING ON NATIDNAL REGISTER, STATE REGISTERS, ETC.)*:
Schwartz, Nancy B. Historic American Buildings Survey District of Columbia Catalog, 1974.

COMPILER, AFFILIATION	DATE
Druscilla J. Null, HABS	6/24/83

Addendum to
U.S. Storage Comapny
418 Tenth St.
Washington
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HISTORIC AMERICAN BUILDINGS SURVEY

UNITED STATES STORAGE COMPANY HABS No. DC-311

Location: 418-420 Tenth Street, N.W., Washington, D.C., Square 348, Lot 16; West side of Tenth Street between Pennsylvania Avenue and E Street, N.W.

Present Owner: The United States Storage Company

Present Occupant and Use: The United States Storage Company; Rental storage space.

Future Use: The structure will be incorporated into a new, full block multi-use structure, designed by Hartman-Cox with Smith Segretti Tepper, and built for developers D.W. Evans and R.S. Cohen.

Significance: The tallest structure on Square 348, the U.S. Storage Building is an excellent example of early 20th Century design solutions for multi-story commercial buildings. The powerful scale and rich articulation of this Late Romanesque Revival building is derivative of the designs of Louis Sullivan, who helped pioneer multi-story design at the turn of the 20th Century. The building's intrinsic design merit, combined with its use of similar materials, relates it to the surrounding streetscape.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: 1909 (Building Permit #2940, 5 February 1909).
2. Architect: B. Stanley Simmons of Washington, D.C., who also designed the National Metropolitan Bank on 15th Street, and the demolished Elks Club on G Street, N.W.
3. Original and subsequent owners: The following is an incomplete chain of title to the land on which the structure stands. References are the District of Columbia General Assessment Records

and the D.C. Recorder of Deeds.

1839 Assessed to Francesco Masi.

19D2 Deed 7 January 1902, Recorded 8 January 19D2 in
Liber 2627, Folio 242.
Walter C. Masi, et ux.
to
E.W. Anderson

1904 Deed 26 November 19D4, Recorded 28 November 19D4 in
Liber 2849, Folio 319.
E.W. Anderson
to
E.A. Macomber

19D8 Deed 6 December 1908, Recorded 7 December 19D8 in
Liber 3187, Folio 350.
E.A. Macomber
to
Henry S. Mott

19D8 Deed 17 December 19D8, Recorded 18 December 19D8 in
Liber 3198, Folio 337.
E.A. Macomber
to
U.S. Storage Company

1909 Quit Claim Deed 20 January 19D9, Recorded 2D January 19D9 in
Liber 3194, Folio 413.
Walter B. Williams
to
U.S. Storage Company

1937 Oeed 7 May 1937, Recorded 8 May 1937 in

Liber 7107, Folio 130.

U.S. Storage

to

Raymond E. Macomber

1962 Oeed 16 January 1962, Recorded 18 January 1962 in

Liber 11739, Folio 223.

R.E. Macomber

to

R.W. Macomber

1966 Oeed 15 January 1966, Recorded 16 January 1966 in

Liber 12543, Folio 226.

R.W. Macomber

to

Arthur E. Morrisetta

4. Builder, Contractor: Baltimore Ferro Concrete Company.

5. Original plans and construction: The original drawings for the U.S. Storage Company Building no longer exist, however available permits show the interior spaces to have remained relatively unchanged. The freight elevator was installed under permit #4699, dated 3 June 1909. A photograph of the original rendering by architect B.S. Simmons shows no marquis. The extant marquis was installed under permit #1463, dated 1 September 1909, with the Baltimore Ferro Concrete Company as contractors. (Onawing referred to available

through the Columbia Historical Society. Original drawings for the marquis are available on microfilm of permit #1463, 1 September 1909.).

6. Alterations and additions:

a. Building Permit #2885, 5 November 1920 - Two buick houses in the alley were converted to private garages. The first and second floors were removed and windows were bricked up. Cement floors were laid, and six-inch "I" beams and 7/8" iron connection rods were run through the second floor. The contractor was A. Flooper.

b. Building Permit #288988,

An existing counter was moved to a new location and two openings were cut in the existing wall (no specifications as to location). The architect was J.F. Wood and the contractor was Coleman/Wood.

c. Building Permit #293023, 18 March 1947 - Two existing rooms on the first floor were remodeled by Architect/ contractor Coleman/Wood.

B. Sources of information

1. Old views

a. Rendering by Architect B.S. Simmons in collection of of Columbia Historical Society, "Photos from B.S. Simmons Pamphlet", courtesy James Goode; available for reproduction through J. Goode, Washington, D.C.

2. Primary Sources

a. District of Columbia Deed Records. Recorder of Deeds, Washington, D.C.

b. District of Columbia Tax Assessement Records, 1839-1922. National Archives, Environmental Resources, Record Group 351, Washington, D.C.

c. District of Columbia Building Permits 1877-1950. National Archives, Environmental Resources, Record Group 351.

3. Secondary Sources

a. All of the following are available at the Washingtoniana Division of the Martin Luther King Library, Washington, D.C.:

1.) Baist Real Estate Atlas Collection.

2.) District of Columbia Directories (Polk's), 1865-1979.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural Character: The U.S Stroage Company Building represents a period of growth in construction capabilities prevelent in the country at the turn of the century. The use of reinforced concrete allowed for fewer height restric-triction and greater spanning possibilities. The U.S. Storage Company Building is one of the very early reinforced concrete buildings in Washington. Entirely utilitarian in materials and design, the building has remained the tallest structure on the block. Its Romanesque Revival detailing is derivative of the work of Late 19th Century architects who pioneered architectural and height requirements.

2. Condition of fabric: All elements are in good condition. Some staining is visible on the facade, probably caused by

oxidation of reinforcing members beneath the concrete and brick facing materials through casing of structural steel.

B. Description of Exterior

1. Overall dimensions: The U.S Storage Company Building measures 51'9" x 98'0" and is 85'0" high. The facade has two bays and there are nine stories (including the mezzanine) and a partial basement.

2. Foundation: Reinforced concrete.

3. Wall fenestration,finish and color: The U.S. Storage Company Building is a nine story red brick building whose facade is divided visually into two vertical and three horizontal sections. Three full-height piers encase two round-head arches which extend from the mezzanine to the eighth story. Two full width stringcourses frame the ninth floor, and a slightly raked arcaded parapet tops the building. The rusticated limestone first floor, contains two full bay wide entrance doors and is covered by a bracketed marquis.

Windows in the round-head arches are set back from the pier surface. Each arch contains two twelve-over-twelve (center two) and two nine-over-nine (periphery) double-hung sash windows with recessed rectangular panels beneath each window. Arches are terminated by a full-width stringcourse. The arches are delineated with molded brick at the perimeter, with extrados vertically laid and an inset soffit (intrados). At the spring-line of the arches on the left and right of the building are terra-cotta cartouches bearing the letters U.S.S.C. (United States Storage Company), and at the center

spring lines is a terra-cotta cartouche with the date 1909 in the centered square.

Four round-head arched windows in each bay of the ninth floor contain nine-over-nine double-hung sash windows. Arches are formed with a double course of bull-head brick (laid butt-end out) and the imposts are of vertically laid brick. Directly below each stringcourse, framing the ninth floor, and extending the width of the bay between piers, is a row of denticulation. The parapet contains six small round-head arched windows in each bay with bull-head brick voissours and simple sills. The raking edge of the parapet has a simple molding of metal. The marquis is of metal and steel. Elaborate brackets are set in three pairs across the street level facade and metal rods project from the piers above the marquis for further support. The words "United States Storage Company" are painted directly above the marquis, below the stringcourse of the arches.

4. Structural system and framing: The U.S. Storage Building is one of the very early reinforced concrete buildings in Washington. No party walls exist, and additional support is obtained through horizontal iron girders. The reinforced concrete structure relies on encasement of steel beams in concrete for fire protection, with no sprinkler system located in the building.

5. Openings

   a. Doorways and doors: On the facade of the building are three metal, roll-up doors. The north door is a full-

bay width and stands about twelve feet high, allowing for loading and unloading of large trucks. The south bay conatins two doors; one is an entrance to the freight elevator, the other opens into the first floor. One steel door is located at the rear of the building.

b. Windows: Facade windows on the second to sixth floors are twelve-over-twelve and nine-over-nine metal framed double-hung sash. Arched windows on the seventh floor are multi-paned fixed windows. Eighth floor windows are double-hung round-head sash, with glass in the upper portion paned in a semi-fanlight arrangement.
On the rear of the building on each floor, windows are six across, with metal frames and steel shutters.

6. Roof.

a. Shape, covering: The flat roof is slag covered and slopes slightly to the west.

b. Cornice, eaves: Parapets on the north, east and south walls direct water to a drainage spout on the northwest corner of the building. The east roofline is an arcaded parapet, slightly raked, and made of brick.

7. Marquis: The marquis on the east facade of the building was designed by the Architect of the building, B.S. Simmons. Its dimensions are 10'0" x 48'9" , and it is made of metal and glass. One of the original drawings for the marquis is available on Building Permit #1463, 1 Septmember 1909, at the National Archives, Washington, D.C.

C. Description of the Interior

1. Floor plans

a. Basement: The partial basement is composed of an elevator shaft at the east facade and the mechanical systems (boiler and oil tank) at the west end of the building. The elevator shaft measures 9'5" x 17'9½" and is 2'7½" deep. The boiler room measures 26'7½" x 15'1" and is 6'3" deep.

b. First floor: The first floor is divided in the center by an east/west wall along structural piers. The north half of the area is open space with a staircase at the north/east wall. The ceiling is open from the east wall 32'0", just above the large door on this level. The south half of the first floor is divided by north/south walls at structural piers into five rooms. At the west end of the building are rest room and stairway leading to the boiler room. The next three rooms east are open rectangular spaces with one staircase along the south wall in the center room. The eastern-most room is subdivided by the elevator shaft, offset south of the center of the east facade. The room adjacent to the elevator shaft is accessible from the southernmost entrance of the facade. Here, the ceiling is open to the rear of the elevator shaft.

c. Mezzanine: The mezzanine has a ceiling height of 8'4½" and is divided by an east/west wall along structual piers

and is open space extending 32'0" from the east wall. One staircase is located along the south wall, and a small rest room is located in the southwest corner of the building. The eastern 32'0" of the mezzanine is primarily open to the first floor with a staircase and catwalk along the north wall.

d. Second floor: The second floor, with a ceiling height of 8'2½", has one large 24';0" x 31'0" room at the northwest corner and two small adjacent commercial refrigerator rooms along the north wall. Two service counters are located along the west wall, just south of the center piers. The remainder of the second floor is open space with a staircase directly behind the elevator shaft and a double-L staircase in the northeast corner that continues to the roof. Structural peirs run the center of the floor at approximately 15'10" O.C.

e. Third through eighth floors: These floors are completely open space with ceiling heights varying from 9'7" to 9'0". An elevator shaft and double-L staircase are located along the east wall. At the eighth floor, a narrow (1'5") ladder located adjacent to the double-L staircase, leads to the roof. Structural piers run the center of the floors.

2. Stairways: The staircases on the first floor leading to the mezzanine are metal with pipe iron railings. All other stair-

cases are cast concrete with pipe iron railings.

3. Flooring: All floors are exposed concrete. Approximately two square feet on the ground floor remains tile covered.
4. Wall and ceiling finish: Walls are brick and stucco on all levels. Ceilings are exposed concrete with about one-eighth of the first floor having a dropped acoustical ceiling.
5. Openings
   a. Interior doors are steel vault-type doors.
   b. Windows are steel with no ornamental trim.
6. Mechanical systems
   a. Elevator: The freight elevator is the original elevator installed in 1909.
   b. The refrigerator (commercial) system for commercial temporary storage is extant.

D. Site

1. General setting and orientation: The U.S. Storage Company Building faces east and fronts on Tenth Street. It is located in the center of the block and is flanked by a 1930's parking garage to the north, and a series of one, three and four story commerical buildings to the south. Directly across Tenth Street is the FBI Building. At the intersection of Tenth Street and Pennsylvania Avenue is the Old Post Office, and the Internal Revenue Service Building of the Federal Triangle.

   Square 348 is located in the center of an area of Washington that historically functioned as the major newspaper printing

and paper supply area for Washington during the 19th Century. Eleventh Street was the location of various paper company warehouses, book binding and printing companies, and hand embossing firms. Tenth Street was the location of printing offices, a saloon, several commercial businesses and the Hotel Genesee at Tenth and E Streets.

PART III. PROJECT INFORMATION

This project was undertaken by the Pennsylvania Avenue Development Corporation in compliance with Executive Order 11593, and Stipulation 6 of the PADC Memorandum of Agreement with the Advisory Council. The recording of the project was completed under the general supervision of Jeffrey S. Wolf, Architect with PADC. Parts of the historic data was compiled by PADC consultants in historic preservation, Anderson Notter and Mariani of Washington, D.C. Documentary photographs wer made by J. Wolf. The data was expanded and editied by Wendy Hunter, also of PADC.

Prepared by W.F. Hunter
Historian
PADC
February 1981